



03-0-1589

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-03-63
6-16-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **2020 Bixby Street, S.E.** be changed from the **R-4 (Single-Family Residential)** District to the **R-4B-C (Single-Family Residential-Conditional)** District, to wit:

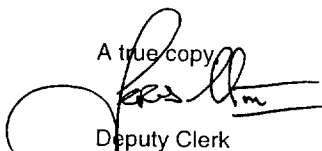
ALL THAT TRACT or parcel of land lying and being in Land Lot **206** of the **15th** District of **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy


Deputy Clerk

ADOPTED by the Council
APPROVED by the Mayor

June 21, 2004
June 24, 2004



CONDITIONS FOR Z-03-63

This property may be subdivided into no more than two (2) lots.

QUITCLAIM DEED

STATE OF GEORGIA
DEKALB COUNTY

Certified Architect or Engineer

FILED & RECORDED
DEKALB CO. GA.

JUL 23 8 44 AM '81

WHITEFIELD C. SMITH
CLERK OF SUPERIOR COURT

7-03-63

THIS INDENTURE, made this 7th day of July

between DEKALB COUNTY, GEORGIA, as Grantor, and

Byron E. GuthriePage 2 of 2

, as Grantee

(the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TWO HUNDRED FIFTEEN & NO/100 (\$215.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

All that tract or parcel of land lying in and being in Land Lot 206 of the 15th District of DeKalb County, Georgia, and more particularly described as follows:

Beginning at a point on the North side of Bixby Street 470 feet more or less East from the Northeast corner of Bixby Street and Howard Street; thence running North 100 feet more or less; thence running East 115 feet more or less; thence running South 100 feet more or less; thence running West 115 feet more or less along the North side of Bixby Street to the point of beginning, being improved property known as Map Reference 5-16-33 (2020 Bixby Street according to the present system of numbering houses in Atlanta, Georgia) and as shown in the records of the Office of Tax Commissioner and the Board of Tax Assessors of DeKalb County, Georgia. The new map reference for 1972 and 1973 is 15-206B-02-015. DeKalb County, Georgia

Real Estate Transfer Tax

Paid \$ NONE

CLERK, SUPERIOR COURT

By: Whitefield C. Smith
Deputy Clerk

This deed is made to transfer all rights and interest acquired by the Grantor herein under a certain Ex Officio Sheriff's Tax Deed, dated June 4, 19 74, recorded at Deed Book 3191, Page 404, DeKalb County records. The right of redemption was foreclosed November 24, 19 78. The Affidavit dated December 1, 19 78, which relates to legal procedures followed in foreclosing the right of redemption is recorded at Deed Book 3946, Page 443. The property described herein was declared surplus to the County's needs and authorized for public sale by the Board of Commissioners of DeKalb County on July 8, 19 80, as recorded at Commissioners' Minute Book 216, Page 14. After due and legal advertisement as required by law, said property was exposed at public outcry before the Courthouse door in DeKalb County, within the legal hours of sale on the day and year first above written, at which time the Grantee herein was the highest and best bidder of said property for cash.

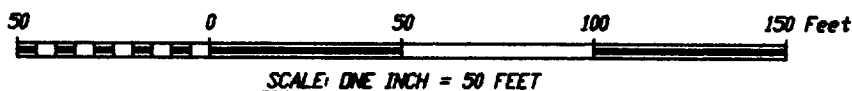
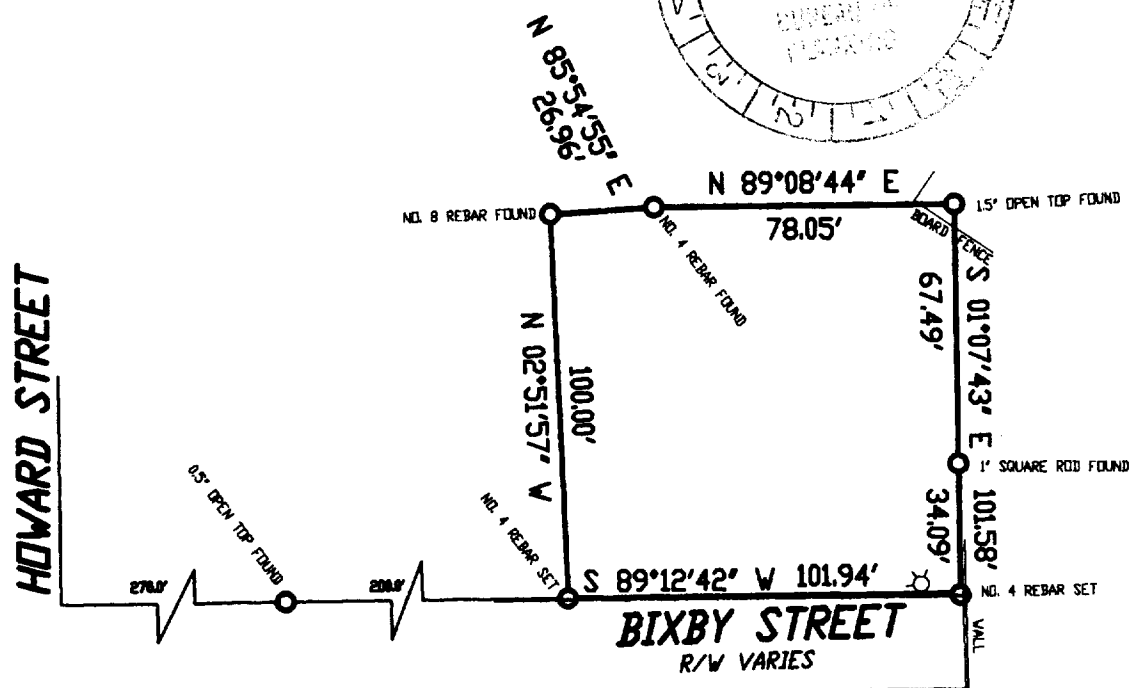
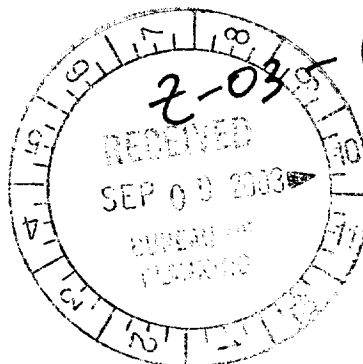
Approved By: Eugene E. Adams

Eugene E. Adams, Tax Commissioner

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any

ALL ANGLES AND DISTANCES WERE MEASURED WITH A TOPCON 201D TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 11,511 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000 FEET.

Page 2 of 2



LEGEND

⊙ FIRE HYDRANT

AREA = 10,484 SQ. FEET

PROPERTY SURVEY
OF
2020 BIXBY STREET
FOR
BYRON E. GUTHRIE

PROPERTY LOCATED IN
LAND LOT 206, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

SURVEYED ON AUGUST 25, 2003



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.

DANIEL A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

1544 STONELEIGH WAY, STONE MOUNTAIN, GA 30080
MAILING: P. O. BOX 361027, DECATUR, GA 30036-1027
TEL: 770.465.7247 • FAX: 770.465.7248

RCS# 5827
6/21/04
5:04 PM

Atlanta City Council

Regular Session

03-O-1589 REZONE R-4 TO R-4B-C, A SPECIFIC AREA AT
2020 BIXBY STREET
ADOT ON SUB

YEAS:	12
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	2
EXCUSED:	0
ABSENT	1

Y Smith	NV Winslow	Y Shook	Y Martin	Y Mitchell
Y Starnes	Y Archibong	NV Muller	Y Maddox	Y Norwood
Y Young	Y Fauver	Y Moore	B Mosley	Y Willis

03-0-1589
(Do Not Write Above This Line)

AN ORDINANCE Z-03-63
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
R-4 (SINGLE-FAMILY RESIDENTIAL)
DISTRICT TO THE RG-3
(RESIDENTIAL GENERAL-SECTOR 3)
DISTRICT, PROPERTY LOCATED AT
2020 BIXBY STREET, S.E.
FRONTING 101.94 FEET
ON THE NORTH SIDE OF BIXBY
STREET BEGINNING 470 FEET EAST
FROM THE NORTHEAST CORNER OF
HOWARD STREET. DEPTH: 101.58
FEET; AREA: 10,484 SQUARE FEET;
LAND LOT 206, 15TH DISTRICT,
DEKALE COUNTY, GEORGIA.
OWNER: BYRON E. GUTHRIE
APPLICANT: EMMANUEL N. EVANS-
ANFOM

NPU-O COUNCIL DISTRICT 5

ADOPTED BY

JUN 21 2004

COUNCIL

substitute

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 10-6-03

Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

Chair

Action:
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action:
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action:
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action:
Fav, Adv, Held (see rev. side)
Other

Members

Refer To

COUNCIL ACTION

- ☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

JUN 21 2004

MUNICIPAL CLERK

CERTIFIED

JUN 21 2004

Richard D. Davidson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUN 24 2004

MAYOR